

170009598

CERTIFICATION OF SOURCE OF TITLE

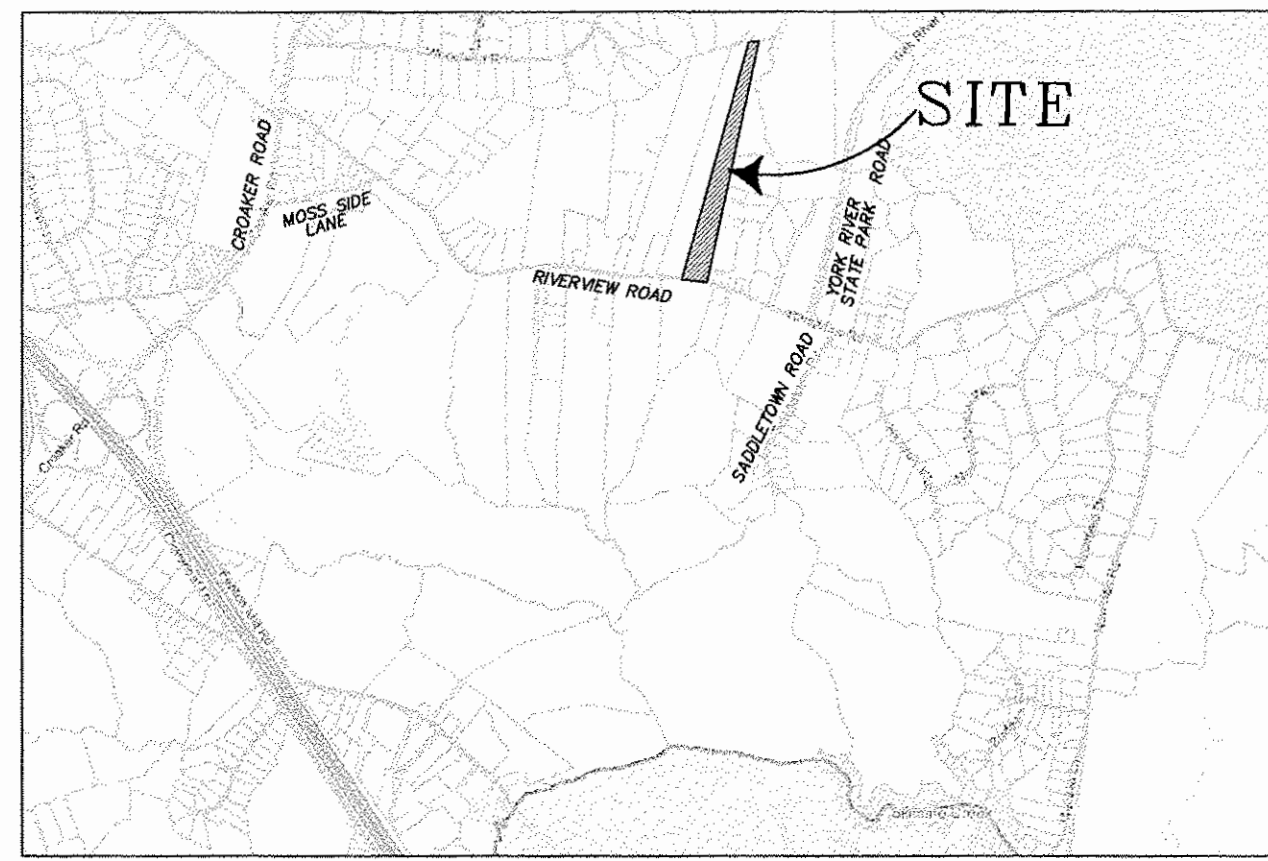
THE PROPERTY SHOWN ON THIS PLAT AND IDENTIFIED AS "THE EASTERLY 1/2 OF TRACT 2" WAS CONVEYED BY PATSY ANNE MOORE, MARRIED, TO DONALD R. MOORE, SR. AND PATSY ANNE MOORE, HUSBAND AND WIFE, BY DEED DATED 07/23/1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 970011999.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AND HIGHWAY DEDICATION SHOWN ON THIS PLAT AND KNOWN AS "THE EASTERLY 1/2 OF TRACT 2 - GEORGE A. RICHARDSON ESTATE" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signature of Donald R. Moore, Sr. dated 2/23/2017

Signature of Patsy Anne Moore dated 2/23/2017



VICINITY MAP SCALE: 1" = 1/2 MILE

GENERAL NOTES:

- 1. THE PROPERTY SUBDIVIDED IS ALL OF ASSESSOR'S PARCEL 1530100003A AND THE CURRENT ADDRESS IS #5302 RIVERVIEW ROAD.
2. THE PROPERTY IS NOT SERVED BY PUBLIC WATER AND SEWER.
3. THE PROPERTY IS CURRENTLY ZONED A1
4. THE PROPERTY LIES IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0065D. EFFECTIVE DATE 12/16/15.
5. THE TOTAL AREA SUBDIVIDED IS 21.12 ACRES ±.
6. MINIMUM BUILDING SETBACK LINES: FRONT = 100' FROM CENTERLINE OF S.R. 606 --LOT 1 ONLY FRONT = 50' LOTS 2-5 SIDE = 15' REAR = 35'
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. THERE ARE NO JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS IN THE AREA OF THIS SURVEY.
12. PROPOSED DRAINFIELD LOCATIONS ARE BASED UPON MARKERS SET BY "ADAM'S SEPTIC EVALUATION AND DESIGN, LLC"

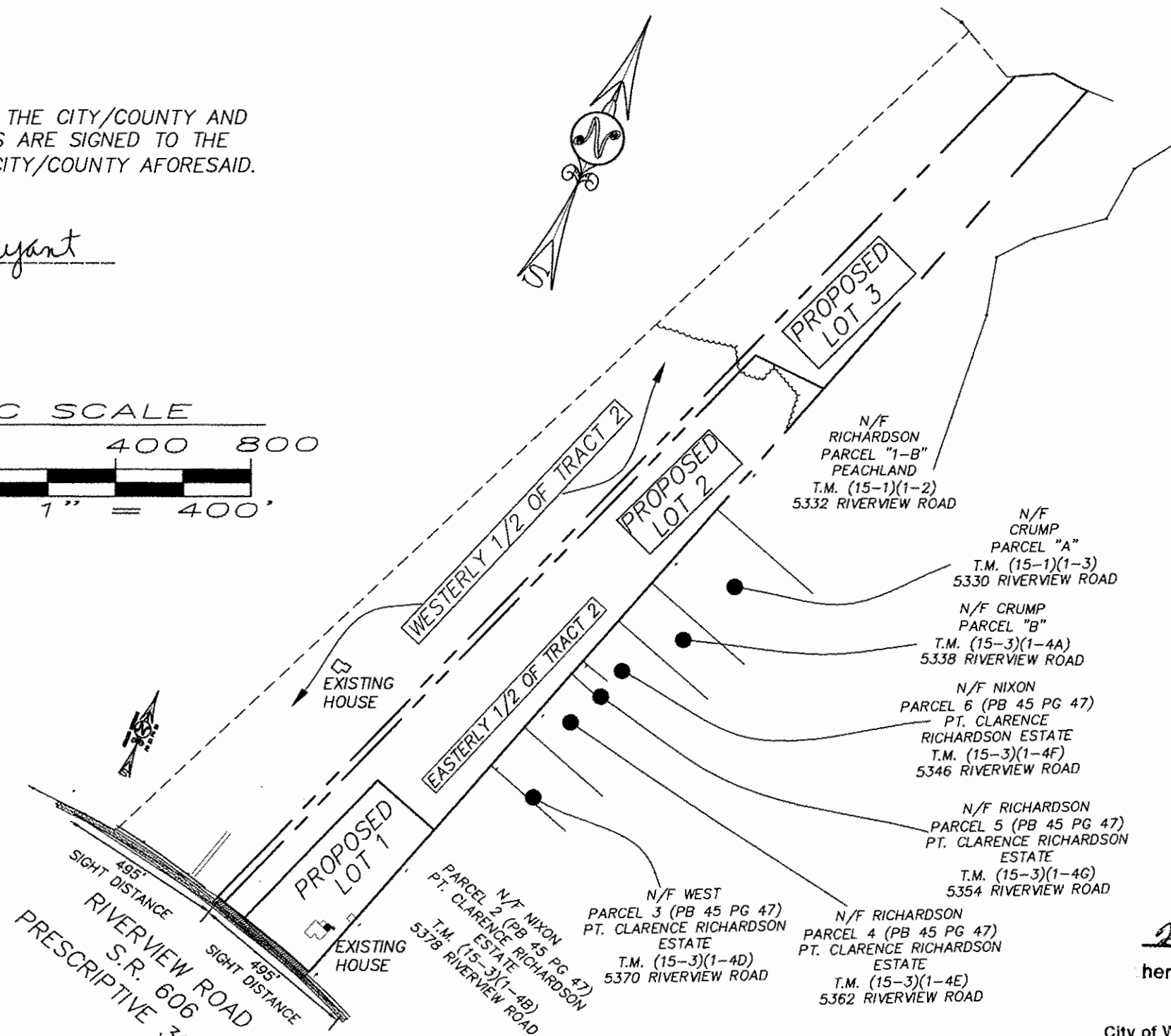
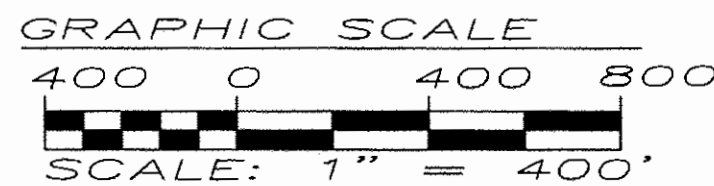
CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City

I, Jennifer J. Bryant, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 23 DAY OF February, 2017.

Signature of Jennifer J. Bryant

MY COMMISSION EXPIRES 4/30/2017



AREA CALCULATIONS

ORIGINAL AREA BY DEED 21.12 AC.± (AFTER HIGHWAY DEDICATION) 916,338 S.F.± (21.036 AC.±)

LOT AREAS:

LOT 1 132,142 S.F.± (3.034 AC.±)
LOT 2 479,917 S.F.± (11.017 AC.±)
LOT 3 304,279 S.F.± (6.985 AC.±)

TOTAL 916,338 S.F.± (21.036 AC.±)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA. REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Signature of A.D. Seburt dated 01/04/2017

MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

2 Large/Small Plat(s) Recorded herewith as # 170009598

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on MAY 10, 2017 at 11:54 AM PM. PG - Document # 170009598 MONA A. FOLEY, CLERK

CERTIFICATE OF APPROVAL

THIS PLAT OF SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

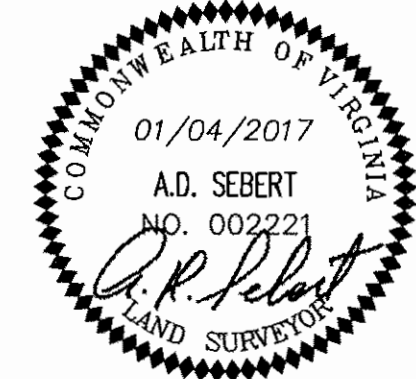
Signatures and dates for Virginia Department of Transportation and Virginia Department of Health, dated 2/28/2017.

Vertical text on the left margin: C:\SEBERT SURVEYING\PROJECTS\4444-JAMES CITY COUNTY\153-2-VDD\01-SUBDIV\DWG\153-2SUBDIV.DWG - 1/2/2017 11:16:46 AM EST

SEBERT SURVEYING & LAYOUT, LLC

173 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931 CELL: (757) 784-2413

PLAT OF SUBDIVISION AND HIGHWAY DEDICATION BEING THE EASTERLY 1/2 OF TRACT 2 GEORGE A. RICHARDSON, ESTATE STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

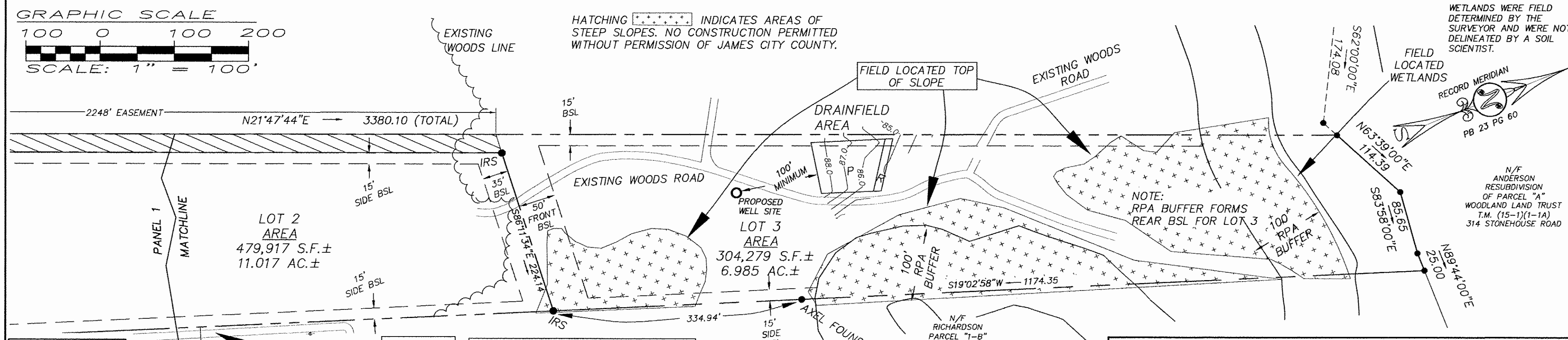
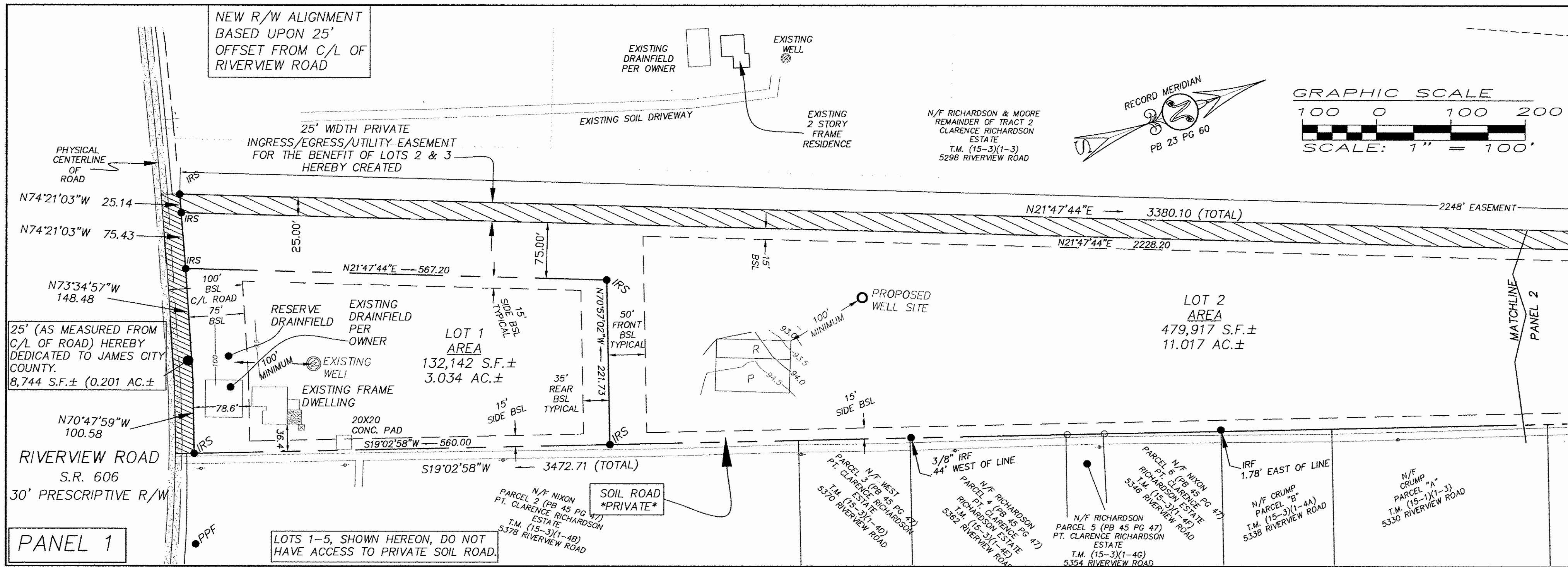


LEGEND table with symbols for PPF, IRF, IPF, NL/S, BSL, R/W, SMH, CO, WM, WV and their corresponding descriptions like PINCH PIPE FOUND, IRON ROD FOUND, etc.

Revision table with columns for DATE, REVISION, and DESCRIPTION. Entry 1 dated 2/17/17 with description PER COMMENTS.

Design information table with fields for DESIGNED BY (ADS), SCALE (NOTED), PROJECT NO. (J153-2), DRAWING NO., and 1 OF 2.

170009598



PANEL 1

PANEL 2

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on May 10, 2017
at 11:54 AM, P.M., P.B. PG. _____
Document # 170009598
MONA A. FOLEY, CLERK
Monica Foley, Clerk

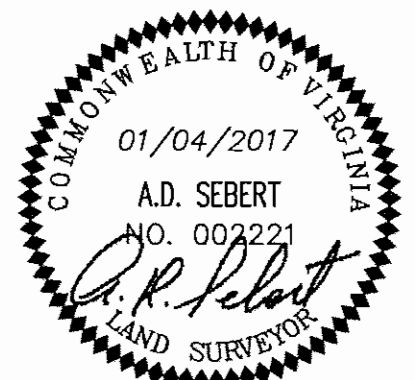
NOTE: DRAINFIELD CONTOURS ARE FIELD VERIFIED AND ARE ON ASSUMED DATUM AND ARE INTENDED TO SHOW SLOPE AND DIRECTION OF RUNOFF.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA. REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
A.D. Seburt
A.D. SEBERT, L.S. 01/04/2017 DATE

V:\153-25\SUBDIV.DWG 1/2/2017 11:18:14 AM EST

SEBERT SURVEYING & LAYOUT, LLC
173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413

PLAT OF SUBDIVISION AND HIGHWAY DEDICATION BEING THE EASTERLY 1/2 OF TRACT 2 GEORGE A. RICHARDSON, ESTATE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



LEGEND:

PPF	PINCH PIPE FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
BSL	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
EP	EDGE PAVEMENT
CO	SANITARY CLEANOUT
WM	WATER METER
WV	WATER VALVE

DATE:	01/04/2017
REVISION /DATE/DESCRIPTION	1 2/17/2017 PER COMMENTS

DESIGNED BY:	ADS
SCALE:	1" = 100'
PROJECT NO.	J153-2
DRAWING NO.	2 OF 2